

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>03-314</u>	<u>MARMUR, INC.</u>
<u>03-359</u>	<u>LE PAVILLON RESTAURANT, INC.</u>
<u>03-383</u>	<u>SHAMROCK ASSOC.</u>
<u>04-078</u>	<u>WILLIAM D. SEIDLE</u>

THE FOLLOWING WAS DEFERRED & REVISED FROM 6/29/04 TO THIS DATE:

HEARING NO. 04-4-CZ8-4 (03-383)

28-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: SHAMROCK ASSOC.

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) MODIFICATION of Paragraph 1 of a Declaration of Restrictions recorded in Official Record Book 15826 at Pages 3460 through 3464, only as it applies to the subject property and reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, prepared by Brown Demandt Architects entitled "Walgreens Center, dated the 3rd day of September, 1992."

TO: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans entitled 'Safeguard Self Storage,' as prepared by Kenneth R. Carlson-Architect, P. A., consisting of 7 pages, Page A3 dated 4/2/04 and the remaining 6 pages dated 4/5/04."

The purpose of the request is to allow the applicant to submit revised plans to show a 4-story self-service storage facility.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or § 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Lot 468, EIGHTH ADDITION TO SEABOARD INDUSTRIAL PARK, Plat book 142, Page 57, being more particularly described as follows:

Begin at a found ½" iron rod with cap PSM4129 at the Northeast corner of said Lot 468, said point being on the arc of a non-tangent curve. (A radial line through said point bears S89°45'5"W); thence SE/ly along the E/ly line of said Lot 468 and along the arc of said curve being concave to the Northeast, having a radius of 2,864.79', a central angle of 2°6'40", an arc distance of 105.56' to a found permanent reference monument; thence along said line and tangent to said curve, S03°21'35"E, 145.6' to a set nail and disc with cap LB7236; thence S86°38'25"W, 136.9' to a set nail and disc with cap LB7236; thence N88°29'46"W, 136.54' to a set nail and disc with cap LB7236; thence S3°21'35"E, 12.05' to a found nail and disc with cap LB3653; thence N88°29'46"W, 29.1' to a found nail and disc with cap LB3653; thence S86°38'25"W, 143.51' to a found nail and disc with cap LB3653 at the intersection of the W/ly line of said Lot 468; thence along said W/ly line, N3°21'35"W, 148.8' to a set ½" iron rod with cap LB7236, said point being on the arc of a tangent curve; thence NW/ly, along said line and along the arc of said curve being concave to the Southwest, having a radius of 95', central angle of 28°35'54", an arc distance of 47.42' to a found ½" iron rod with cap PSM4129 at the most W/ly Northwest corner of said Lot 468; thence along the N/ly line of said Lot 468, N58°2'31"E, 107.12' to a set ½" iron rod with cap LB7236; thence along said N/ly line, N86°4'39"E, 364.96' to the Point of beginning.

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HEARING NO. 04-4-CZ8-4 (03-383)

28-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: SHAMROCK ASSOC.

PAGE TWO

LOCATION: Lying west of N.W. 27 Avenue & 230' north of N.W. 119 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5± Acres

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 04-7-CZ8-1 (03-314)

13-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: MARMUR, INC.

(1) BU-1 to BU-3

(2) Applicant is requesting to permit a 5' landscape strip (7' required) along the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Murray's Speed and Custom Shop," as prepared by Burton H. Hersh, A. I. A., consisting of 8 sheets dated stamped received 10/21/03 and 3 sheets dated stamped received 3/26/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 486 through 489, BISCAYNE GARDENS, SECTION "B", Plat book 40, Page 49.

LOCATION: 15781 N. W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.498 Acres

BU-1 (Business – Neighborhood)

BU-3 (Business – Liberal)

APPLICANT: LE PAVILLON RESTAURANT, INC.

- (1) SPECIAL EXCEPTION to permit a nightclub.
- (2) SPECIAL EXCEPTION of spacing requirements as applied to alcoholic beverage uses to permit a nightclub spaced less than the required 2,500' from an existing religious facility and school.
- (3) SPECIAL EXCEPTION of spacing requirements to permit a nightclub within 500' of a residential district.
- (4) Applicant is requesting to waive zoning regulations as applied to alcoholic beverage sales for consumption on the premises in nightclubs; to permit the consumption of alcoholic beverages on the premises on Sundays beginning at 10:00 a.m. (sales of beer permitted from 10:00 a.m. only and sales of other alcoholic beverages permitted from 5:00 p.m.).
- (5) Applicant is requesting to permit 41 parking spaces (49 required).
- (6) Applicant is requesting to permit 0 landscaping shrubs (140 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and requests #5 - #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Le Pavillon Restaurant," as prepared by Fathi Architects, Inc., dated 11/19/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 through 4, less the north 25' thereof & Lots 17 through 20, Block 2, FULFORD HIGHLANDS, Plat book 8, Page 47.

LOCATION: 486 N.E. 167 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,134 sq. ft.

PRESENT ZONING; BU-2 (Business – Special)

HEARING NO. 04-7-CZ8-3 (04-78)

21-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: WILLIAM D. SEIDLE

RU-3b to IU-1

SUBJECT PROPERTY: Lots 11 & 12, Block 1, GARDEN OF ALLAH, Plat book 5, Page 75.

LOCATION: 2780 & 2782 N.W. 38 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.36 Acre

RU-3b (Bungalow Court)

IU-1 (Industry – Light)